

June 22, 2011

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

**Note**: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must approve your 60% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

<b>Project Summary</b>			
AP/Project No.	6286204	Ground Disturbance	Υ
Application Template	BLDG	PASV Required This Permit	Υ
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	06/16/11
Category	SINGLE FAMILY / DUPLEX	<b>PASV Done Under</b>	
<b>DPD</b> Review Type	FULL	Permit Remarks	
Address	5734 NE 61st St		
Location			
Zoning	SF5000	Applicant	SOLEIL LLC 300 QUEEN ANNE AVE N 369 SEATTLE WA 98109 (206) 282-9270
King County APN			
Permit Status			
	Demo garage, build 2nd SFR with attached garage	<b>Applicant Email</b>	dan@soleildevelopment.com
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <a href="http://web1.seattle.gov/dpd/parceldata/">http://web1.seattle.gov/dpd/parceldata/</a> to find zoning details about your address.

## **Pre-Application Site Visit (PASV) Report**

Contact: Ede M Courtenay, (206) 733-9679, Ede.Courtenay@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all** 

**required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

## **ECA Mapping Unit and Type**

Non-ECA

#### **Earth Disturbance**

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

# Existing ROW Conditions NE 61ST ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4-5 inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

# **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

## **Tree Protection**

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

### Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: http://web1.seattle.gov/DPD/InspectionRequest

#### **Inspectors Notes**

Site is open lawn with trees at the periphery and an existing garage strucutre. Site slopes East. Powerpole on N side of 61st. Site slopes n/ne. No unusual conditions observed. Report received by the site team and site photographed 6/16/11.

# **Seattle City Light Requirements**

Contact: Ray Ramos, (206) 615-1193, <a href="mailto:ray.ramos@seattle.gov">ray.ramos@seattle.gov</a>

# Street/Alley Requirements NE 61ST ST

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the north side of NE 61st St.

#### **Easements**

SCL power easement may be required. Property survey may be required at project's expense.

Other requirements: At the time of this review, SCL has not received a land use application for short subdivision or lot boundary adjustment. The existing parent parcel is considered one site. The new building will need to be served from or combined with the existing electrical service to the site. Per SCL Requirements for Electric Service Connection, http://www.seattle.gov/light/contractors/resc/, Chapter 5, page 28: "Single Service Rule", Seattle City Light will provide only one service to a site or building. Additional services will be supplied only at SCL's option and will be agreed to in writing. Please contact your Electrical Service Representative well in advance of construction for clarification and electrical service advice.

# **Notes to Applicant**

For new service, an Application for Electrical Service must be submitted to Seattle City Light. Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The Electrical Service Representative should also be contacted to coordinate electrical details with demolition and temporary power for construction. Your Electrical Service Representative is: Rose Peterson, 206-684-4986, rose.peterson@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **DPD Drainage Requirements**

Contact: Cristofer K Horbelt, (206) 615-1485, <a href="mailto:Cristofer.Horbelt@Seattle.Gov">Cristofer.Horbelt@Seattle.Gov</a>

The following requirements are based on the current stormwater and side sewer codes.

# **Existing Public Drainage Infrastructure**

Sanitary sewer main location: NE 61st St

Sanitary sewer main size: 8-inch

Combined sewer main location: 57th Ave NE

Combined sewer main size: 8-inch

## **Drainage**

The drainage point of discharge (SMC 22.805.020) is located at: Weep hole.

#### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

All single-family residential projects shall implement green stormwater infrastructure (GSI) to the maximum extent feasible per SMC 22.805.030. Refer to CAMs 530-537 - Green Stormwater Infrastructure on Private Property. Submit a Standard Drainage Control Plan for Small Projects that includes the GSI Calculator. For more information, refer to:

http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp

#### Wastewater

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at:

http://www.kingcounty.gov/environment/wastewater/capacitycharge.aspx

## **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Combined system. PSS was constructed as a combined sewer.

## **DPD Land Use Code Requirements**

Contact: Cheryl Phillips Mosteller, (206) 684-5048, <a href="Cheryl.Mosteller@Seattle.Gov">Cheryl.Mosteller@Seattle.Gov</a>

## **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (http://www.seattle.gov/transportation/rowimanual/manual/). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### **NE 61ST ST**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## **SDOT Requirements**

Contact: Elizabeth Sheldon, (206) 684-7945, elizabeth.sheldon@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse\_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

## **SDOT Permitting Information**

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction of installation.

# **Street Improvement Requirements NE 61ST ST**

New/replacement driveway: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.9.2 and 4.9.3 as well as the City of Seattle Standard Plan 430, 431. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

#### **SPU Requirements**

Contact: Susie Larson, susie.larson@seattle.gov

## **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

### **Water Availability**

**Contact: INTAKETEAM INTAKETEAM** 

landmarks and historic preservation.

Your water availability assessment is in progress.

### **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark of if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding

# **Applicant Next Steps**

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

- 1. Review the requirements in this report.
- 2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
- 3. If a SIP is required, **DPD will not accept your application until your 60% complete SIP plans have been approved by SDOT.**
- 4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<a href="http://www.seattle.gov/light/newconstruction/">http://www.seattle.gov/light/newconstruction/</a>). Contact an Electric Service Representative for your electrical service design and connection questions:

North of Denny Way (206) 615-0600 South of Denny Way (206) 386-4200 Large Commercial & Industrial (206) 233-7177 Service Applications (206) 233-APPS (2777)

- 5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website (<a href="http://www.seattle.gov/dpd/Publications/Forms/Building\_Permit/default.asp">http://www.seattle.gov/dpd/Publications/Forms/Building\_Permit/default.asp</a>).
- 6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.